

P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

P&Z COMMISSION MEETING MAY 23, 2017

Present: Planning and Zoning Commissioners Ken Collins, Toby Spencer, Debi Renfroe, John Reeves, and Derryll Anderson. Absent: Chairman Sarah Murphy

Staff members present: Director of Community Development Jahnee Prince, City Planner LaShawn Gardiner, Senior Planner Julie Brown, Planner Reginald James, Deputy City Clerk Valerie Glass

- 1. Approval of minutes from May 23, 2017 Meeting. – Motion to Approve – Anderson, Second Renfroe. *Approved unanimously.***

OLD BUSINESS

2. Downtown Fayetteville Hotel, 139 North Glynn Street, Parcel ID Number 0523-01036. Special Exception. File #17-007 – Motion to Approve Special Exception with conditions recommended by staff.

- Front of hotel will be parallel to Highway 85.
- Applicant build Lafayette Ave. Extension to street standards.

Motion-Spencer, Second Renfroe with friendly amendment that orientation of the building will not be limited to parallel to the street at this time. Amendment accepted.

For: Spencer, Renfroe, Reeves.

Opposed: Anderson

Motion carried 3-1-0

3. The Shops at Fayetteville, Highway 85 North & Walker Parkway, Parcel ID Numbers 0538-026, 0538-081, 0538-092 & 0538-101. Annexation & Rezoning. File #17-008. – Motion to Table until month's meeting – Anderson, Second Renfroe. *Approved unanimously*

NEW BUSINESS

4. The Overlook, 467 Veterans Parkway, Parcel ID Number 0535-009. Rezoning Application, File #17-013. Ms. Prince gave an overview of the project and recommended O&I (Office & Institutional) zoning was a better fit for the project than the requested PCD (Planned Community Development) zoning.

P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

Motion to make favorable recommendation to Mayor & Council for O&I zoning instead of PCD zoning— Renfroe, Second Anderson. For: Renfroe, Anderson, Spencer. Opposed: Reeves
Motion carried 3-1-0

5. Tidal Wave Auto Spa, 750 North Glynn Street, Parcel ID Number 0530-025.

Development Plans Application. File #17-014 – Motion to Table until month’s meeting – Anderson, Second Spencer. ***Approved unanimously***

WORK SESSION ITEMS

6. J& R Clothing Retail Center, Highway 54 West & Grady Avenue, Parcel ID Number 0522-046. Development Plans Application. File #17-017. Ms. Brown reported the applicant has not submitted full development plans at this time and are here for conceptual review only. The applicant gave an overview of the project and answered questions from the Planning and Zoning Commissioners.

Vice- Chair Collins called for a motion to adjourn.

Motion to adjourn – Collins, Second Renfroe. *Approved unanimously*

ART & ARCHITECTURAL ADVISORY COMMITTEE ACTIVITY JUNE 1, 2017

Present: Brian Wismer, Derryll Anderson, John Reeves, Len Gough, Vasin Douglas, Vicki Turner

Note to Applicants: Conditions are required; Recommendations are optional.

AGENDA

1. The Villages @ Lafayette - *Approved with conditions*

Lennar Builders

Architectural Review- New house plans

Walker, George and Jackson plans are for 55-65 foot lots.

Conditions for all Walker, George and Jackson plans:

P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

All front elevation window trim shall be a minimum of 4 inches on any plan.

All side and rear window trim shall be a minimum of 4 inches on any plan.

Height of any watertable shall be directly underneath the bottom of the first floor window sill.

All column base height shall follow the watertable height.

All columns shall be a minimum diameter of 10 inches on any plan. Except where more than one (1) column exits on a single pedestal, an 8 inch diameter column is acceptable.

No at grade entry. Plans will have one riser and one step.

Use 8 inch header over any windows with louvered shutters.

Side and rear elevations need mid level band for added architectural feature.

All plans with shutters shall be functional and include hardware, hinges and dogears.

Need more windows on side elevations. Use real windows where possible, or false windows on lower right and left side elevations.

- Walker plan will require windows or false windows on the left elevation only.

Recommendations for all Walker, George and Jackson plans::

All porches should have a minimum depth of 8 feet.

The Walker -Arts & Crafts-

Continue shake on side gables above band.

Optional 2nd story railed deck above the front porch should be a walk out with railing-not a covered deck.

The Walker –Victorian-

Optional 2nd story deck above the front porch should be a functional space with railing.

More victorian elements are needed.

The George-Arts & Crafts -

Continue shake on side gables above band.

P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

The George- Victorian-

AAAC would like verification that there are two 8" columns on each side of the porch.

The Jackson- Arts & Crafts-

Offer larger width front porches.

The Jackson- Victorian-

Offer larger width front porches.



P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

	RETAIL	INDUSTRIAL	OFFICE
3 rd Q 2016	6.50%	5.00%	10.04%
4 th Q 2016	6.50%	5.00%	10.04%
1 st Q 2017	6.50%	7.00%	9.70%
2 nd Q 2017	5.92%	7.00%	9.3%

Overall Vacancy Rate = **6.88%**

Projects Reviewed by the Planning and Zoning Commission			
Project Type	June 2017	2017 YTD Total	2016 YTD Total
Annexation and Rezoning	0	1	0
Rezoning	1	2	3
Preliminary Plat	0	0	2
Site Development Plan	0	0	8
Elevation Plan		3	2
Variance	0	2	2
Special Exception	1	4	3
Amendment to the Zoning Ordinance	0	0	0
Amendments to other ordinances or Bylaws	0	2	1
Comprehensive Plan Text or Future Land Use Map Update	0	1	1
Totals	2	15	22

P&Z / BUILDING DEPARTMENT JUNE 2017 MONTHLY REPORT

BUILDING PERMIT ACTIVITY REPORT JUNE 2017

FEES COLLECTED				
		THIS MONTH	YEAR TO DATE 2017	YEAR TO DATE 2016
152	Permits/Inspection Fees	\$23,133.85	\$133,599.52	\$206,592.64
1	Impact Fees	\$1623.72	\$82,866.52	\$186,296.04
153	TOTALS	\$24,757.57	\$216,466.04	\$392,888.68

NEW RESIDENTIAL ACTIVITY			
	MAY-2017	YEAR TO DATE 2017	YEAR TO DATE 2016
New Single Family Permits Issued	9	23	31
Single Family CO's Issued	3	12	21

FORECLOSURE STATISTICS

2011		
	Total	Avg
Listed	315	26.3
Actual	109	9.08

2012		
	Total	Avg
Listed	233	19.4
Actual	74	6.17

2013		
	Total	Avg
Listed	149	12.4
Actual	48	4

2014		
	Total	Avg
Listed	70	5.83
Actual	33	2.75

2015		
	Total	Avg
Listed	77	6.42
Actual	40	3.33

2016		
	Total	Avg
Listed	29	2.42
Actual	7	0.58

CITY OF FAYETTEVILLE FORECLOSURE 2017														
	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	Avg.
Listed	2	6	2	0	2	2							14	2.4
Actual	3	0	0	2	3	1							9	1.5

**P&Z / BUILDING DEPARTMENT
JUNE 2017 MONTHLY REPORT**

SUBDIVISION LOTS PERMIT STATUS 2000 - 6/30/2017

SUBDIVISION	DATE OF PLAT APPROVAL	NUMBER OF LOTS APPROVED	NUMBER OF LOTS PERMITTED	NUMBER OF LOTS LEFT
Stonebriar West Phase II	March 1998	45	37	8
The Villages at Lafayette	January 2002	173	106	67
Sheffield Estates	September 2002	92	92	0
Bates Avenue Tract	January 2003	19	19	0
Farrer Woods	June 2003	51	42	9
Legends at Redwine	July 2003	35	35	0
Sutherland Farms	November 2003	46	46	0
Clifton Lakes	December 2003	30	29	1
Heaton Lakes	February 2004	31	31	0
Summit Point	March 2004	50	50	0
Bellemeade	May 2004	88	88	0
Brookview Estates	July 2004	38	38	0
Sparrows Cove	November 2004	18	18	0
Emory Springs	November 2004	71	71	0
Dickson Springs	August 2005	49	48	1
Pye Lake Estates	October 2005	12	12	0
Grove Park	March 2006	60	60	0
Logan Park	May 2006	48	48	0
Pinewood Forrest PH1B U1	March 2017	43	10	33
Oakleigh Manor	October 2016	77	15	62
TOTAL	TOTALS	1076	895	181